UNITED NATIONS

ECONOMIC
AND
SOCIAL COUNCIL

Distr.
LIMITED

E/ECA/HUS/8
21 November 1983

Original: ENGLISH

ECONOMIC COMMISSION FOR AFRICA

Second Meeting of the Joint Intergovernmental
Regional Committee on Human Settlements
and Environment

Addis Ababa, 16-21 January 1984

PERSPECTIVE ON HUMAN SETTLEMENTS ACTIVITIES DURING THE BIENNIUM 1984-85

SUMMARY

At its second meeting, the Joint Intergovernmental Regional Committee on Human Settlements and Environment will, after using document E/ECA/HUS/8 to review the activities implemented during the period 2 July 1982-10 January 1984 and taking note of the status of recommended activities, have to formulate for the 1984-1985 biennium appropriate follow-up activities to attain the regional objectives which will allow it to have an efficient regional human settlements policy in line with the Lagos Plan of Action.

The Committee considered at its first meeting held in Addis Ababa from 28 June to 2 July 1982 the impact of the Lagos Plan of Action on human settlements policy and the role that human settlements should play in the new regional development model proposed in the Plan.

In order to attain the objectives of the Lagos Plan of Action, it was absolutely essential for economic development plans and programmes to pay greater attention to geographical and spatial factors which not only determined investment priorities and specific and short-term activities in the light of long-term objectives but also provided national physical plans or regional development plans with relevant data inputs for balanced geographical development.

In view of the fact that such national physical plans and regional development plans defined the urbanization structure for specific areas, they constituted a tool for formulating economic development plans and corresponding human settlements policies and programmes.

Hence, in the Committee's view, it was crucial that governments should acquire appropriate instruments and techniques to enable them to better understand the spatial data of the various economic development sectors and consequently to formulate better town planning policies.

The Committee therefore gave priority to a regional policy which would help countries to formulate and implement their national physical plans.

It felt that the situation of human settlements also required national efforts to find an immediate solution to the qualitative and quantitative shortage of housing. It therefore decided that the development of housing financing mechanisms should continue to be given priority attention.

Finally, no substantial assistance could be provided in the area of human settlements without a policy of reducing construction costs especially in Africa. It was therefore necessary to pursue a regional policy of providing assistance in preparing national construction policies through regional, subregional or multi-national programmes for the development of building and building materials industries as well as the development of national bodies for formulating and monitoring the implementation of general policy decisions on construction.

The Committee selected three priorities, namely:

(a) National physical planning;
(b) Housing financing mechanisms;
(c) Improved construction capacity and services.

Obviously, no results could be obtained in the above areas within the 18-month period which separated the two meetings of the Committee; it was therefore necessary to proceed step by step.

This document therefore proposes, in the light of activities undertaken, activities which are a continuation of those implemented during the just ended period, resources which should be available during the coming biennium and projected objectives.

However, the Committee's attention should be drawn once more to some crucial points, in particular, the fact that the governments of member States should help to implement the decisions taken. Such support can be provided at several levels but it should obviously be provided first of all at the national level since the desired results can be obtained only through the constant and unequivocal support of member Governments.

It should be remembered that regional policy is formulated on the basis of national requirements and that without national data that is as accurate as possible, regional activities are unlikely to be appropriate. The active co-operation of member States is therefore indispensable to carry out a qualitative and quantitative assessment of national sectoral problems such as training resources and equipment, construction costs, types of building materials produced, existing administrative structures, etc.

There are also other areas of activity which require the support of member Governments worth mentioning such as various types of pilot activities. The only way that such activities can have the desired effect is for their results to be widely publicized; the same applies to specific national activities which, when publicized, could be of some use to other member States.

Similarly, as mentioned in the document entitled "Progress report of activities since the second meeting - implementation of resolutions adopted by the Committee" presented at the first meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment, machineries for exchanging specialists among member States and at the subregional and regional levels should make it possible to partly alleviate and at a lower cost, the shortage of national experts and facilitate the exchange of experiences as well as improve the level of knowledge in the whole region. The organization of meetings of experts should also contribute towards increasing exchanges to the benefit of national technical departments and permit the formulation of action proposals at the regional and subregional level which correspond to actual national requirements.

Finally, mention should be made of the problem of financial and other resources available to the Committee for implementation of its regional human settlements policy decisions. In line with resolution 32/162 of the United Nations General Assembly which was reflected in resolutions 316(XIII) and 405(XVI) of the ECA Conference of Ministers, the Committee is backed up by a unit of the secretariat of the parent regional commission; the unit operates on resources made available under the regular budget to which extra budgetary resources could be added.

The resources available to the human settlements section under the regular budget are not sufficient to allow it to implement the activities decided upon by the Committee. The Committee therefore has to take measures to increase its resources. It could, for instance, try to ensure that part of the amounts that governments allocate to the United Nations Trust Fund for African Development are devoted to human settlements programmes or opt for a system of contributions designed to ensure that member States bear the costs of organizing meetings of groups of experts, etc.

The importance of the above matters should not be under-estimated. It is therefore desirable that in considering proposals for activities in respect of the period 1984-1985 which is contained in this document, the Committee should also decide on how best to increase its resources in order to implement its programme.

I. INTRODUCTION

1. The sound development of human settlements is, both in the short and the long term, a basic necessity and priority for the African region in the social as well as the economic context. The creation of the Joint Intergovernmental Regional Committee on Human Settlements and Environment reflects the importance attached to this development by the African governments and to the need for taking collective as well as individual actions for tackling the problems involved in human settlements development. Despite the efforts of governments, the overall situation in human settlements remains unsatisfactory in most African countries. The major problems faced by the countries are rapid and haphazard growth of urbanization, very little improvement in the quality of rural settlements, inadequate local opportunities for employment, rural-to-urban migration, inadequate housing, high cost of construction and inadequate capacity and resources for implementing housing programmes. The total effect of these problems is the perpetuation of the social imbalances in living conditions of the population and an inherent weakness in the structure of national development. There is increasing recognition of the need for adopting integrated approaches supported by dynamic policies, programmes and institutional services for bringing about real improvement in the living conditions in urban and rural areas.

2. The Committee at its last meeting has deliberated on the situation and needs in the region and designated the areas of main priority for human settlements development in relation to the objectives and strategies of the Monrovia Declaration and the Lagos Plan of Action. The priorities are physical planning as an integral part of the process of socio-economic planning, training of human settlements personnel, human settlements financing mechanisms, and development of building materials and construction industries. The perspective of activities proposed in this document flows from this decision on priorities and actions considered at the meeting.

3. Considering the nature and ramifications of the priorities, their translation into concrete project activities and results involves a series of actions in a step by step linkage. The period of 18 months which has elapsed since the last meeting of the Committee has been too short for organizing the full range of actions implied in the decisions of the Committee and achieving significant results. The scarcity of resources available for implementing the planned activities has been and continues to be a great restraint on the capacity of the ECA Human Settlements Section which services the Joint Intergovernmental Regional Committee on Human Settlements and Environment to achieve the goal on a short term basis.

4. The framework of the perspective for 1984-1985 proposed in this document is basically an elaboration of the tasks assigned by the Committee into a set of project activities to be undertaken on a step by step basis during the biennium. Some of the activities will also constitute the foundation for a future programme of activities to follow beyond the biennium. Some preparatory work in respect of human settlements training facilities and mechanisms and development of local building materials industry has already been initiated.

5. However, pending a satisfactory solution to the problem of insufficiency of resources, the implementation of the activities planned for 1984-1985 is bound to face difficulties.

II. ISSUES RELATED TO THE PRIORITIES FOR ATTENTION

6. The priorities which have been set by the Committee are aimed at bringing about an improved system of human settlements development in relation to socio-economic development, including an effective support system in terms of trained personnel, financing and construction services. Since the priorities are built on basic issues which influence integrated human settlements development, improvement on these lines has a lasting relevance even if, at a future date, some new elements of demand for human settlements call for further and new priorities. Continuity of actions based on the existing priorities is therefore fundamental to the successful implementation of the basic strategy implied in the formulation of these priorities.

7. For the biennium 1984-1985, the actions to be proposed in relation to the above priorities will constitute an important phase of preparation for the achievement of the desired final results in terms of each of the issues on which the priorities are based. It would be useful, at this point, to take note of the rationale behind the actions which are being proposed.

8. Vast sections of Africa's population are concentrated in rural settlements rather than in cities and towns and yet, in general, the rural settlements have not received any significant attention or benefit (except for the impact of increased potential of supplying agricultural produce to an expanding urban market) from the national human settlements development programmes. The basic reason is not lack of national consciousness and will. It is simply that the more pressing problem of human settlements, when stripped down to its essentials has become the problem concerning the urban and the satellite peri-urban sections of the population. The maintenance of and the inevitable element of expansion implied in the present structure of the urban sector absorbs continuously much of the available resources in many African countries and restricts the attention to the rural sector. The trends of urban population growth have an over-riding influence on human settlements planning. As compared with the urban average annual rate of increase of 4.5 per cent in 1950 and 5.3 per cent in 1980, the corresponding figures for rural average annual rate of increase are far less, namely 1.7 per cent and 2.0 per cent respectively. In the years 2000 and 2025, when the growth rate in both cases is expected to show a reverse trend downwards, the estimated rate of urban increase will still be around 4.5 per cent and 3.0 per cent as compared with the expected rural increase 1/ of 1.8 per cent and 0.5 per cent respectively. The trend of the share of urban population in the total population in Africa is as follows 2/:

Year	Percentage of urban population in total population of the African region
1950	14.8
1960	18.4
1970	28.8
1980	28.8
1990	35.7 (estimated)
2000	42.4 "
2010	49.0 "
2020	55.6 "
2025	58.6 "

1/ and 2/ : UN Democratic indicators of countries estimates and projections as assessed in 1980.

Thus, the problem of urban settlements will continue to be a major aspect of human settlements development for the next few decades. Adding to this, is the development demand from large industrial complexes, mining and port town settlements, as essential elements of economic growth.

9. The balanced development of the urban and rural settlements will be greatly facilitated by having unified human settlements approach and services. The scale of the services will however be different. The emphasis of attention in the case of rural settlements development will be on improving the functional quality and durability of the dwelling (specially the walls and the roof) through the application of simple and inexpensive technologies: provision of some local infrastructure in terms of water supply, improved sanitation, health and education facilities; and opportunities for improvement and optimum utilization of local crafts and skills.

10. The indigenous construction industry in the African region has had no real growth or improvement in its capacity, mainly on account of lack of access to technology and finance. It therefore finds itself in a situation of competitive handicap vis-a-vis the foreign construction companies operating in Africa. This, in turn, has denied it access to construction opportunities other than small scale. The dependence on foreign construction expertise and services continues in most African countries. The high cost of construction is a direct result of this situation and also of the perennial shortage of essential building materials.

11. Problems in implementation of human settlements programmes, in particular housing, are partly due to the high cost of construction. There is urgent need to devise and adopt measures to reduce construction costs. Building materials account for about 60 per cent of the construction costs and constitute the single large element which can contribute to the achievement of substantial reduction in construction costs. The major aspects which require attention are:

- increased availability of essential building materials like cement, clay bricks, roofing materials, wood and steel products through increased local production and improved supply and distribution systems;

- standardization and quality control;

- development and utilization of alternate building materials, specially those based on local resources and enterprise;

- improvement of local construction capacities and services

In above mentioned aspects relating to building materials, technology and training play an important role. Development of suitable institutional facilities and services for this purpose is essential.

12. Building Codes and Regulations promote or hinder construction activities depending upon whether they are appropriate or not to local conditions and needs. An ECA study 3/ has shown that the existing codes and regulations in most African countries are a replica of foreign codes and regulations which have become obsolete long ago in the countries of their origin and are ill-suited to the current and future needs of

3/ ECA/MULPOC/Lusaka/VI/3f.

African countries. African governments have already decided that the reformulation of the codes and regulation is necessary and should be undertaken on priority. Codes and regulations can be very helpful in guiding human settlements development, in promoting the development of building materials and construction industries on desired lines, in ensuring basic technical qualities required in building construction and in controlling construction costs.

III. PERSPECTIVE OF ACTIVITIES FOR 1984-1985

13. As the Committee has already observed, human settlements development, in order to be successful, has to be an integral part of the process of national development. The first need in this respect is to design the strategies and formulate policies and programmes for human settlements in such a way that they harmonize with the strategies, policies and programmes for national development and to ensure that the process of national development provides, at all stages, for automatic planning and implementation of all related aspects of human settlements development.

14. Unfortunately, in very few African countries, the human settlements development planning is integrated into national development planning, despite decisions taken by governments to do so. Allocation of resources at national level for human settlements programmes has been, in many cases, on adhoc basis with no certainty of repetitive or increased allocation. International assistance has been insufficient and barring some instances of training programmes, its impact has mainly remained local, without the benefits reaching other countries who have similar needs. As a result, the human settlements planning machinery and methodology in many African countries remains weak.

15. Planning, financing and training in Human Settlements development as well as the strengthening of the construction sector continue to be the priorities for national, subregional and regional initiatives and for international support. The perspective for the biennium 1984-1985 is conceived as a preparation of steps within these priorities which, by their short term results and impact, would pave the way to the achievement of the ultimate objective of a self-sustaining and all-round human settlements development. Based on this approach, the following actions are proposed for 1984-1985.

16. For convenience, the perspective is outlined under the two heads "Policy development and Institution - building" and "Efficient resource development and utilization" which are the two programme elements on human settlements assigned to the Economic Commission for Africa in its work programme.

A. Policy Development and Institution Building

(i) Human Settlements Policy Formulation

17. The Monrovia Strategy for the economic development of Africa and the Lagos Plan of Action emphasize the importance of a planning approach which synthesizes the various economic sectors - agriculture, energy, industry, transport, communications etc. - to a relationship based on complementarity. Physical planning as an element of general economic planning is, by implication, closely linked to each of these sectors, apart from the social sector. The physical planning development policy is basically a human settlements network development policy or what may be described as urbanization. Urbanization is multi-disciplinary by its very nature and Governments accordingly need multi-disciplinary technical mechanisms for policy and

programme formulation, co-ordination, implementation and monitoring for integrated social and economic development. They must review the existing technical mechanisms related to physical planning in order to enhance their efficiency or develop, where required, new mechanisms which would respond appropriately to their needs.

18. However, scarcity of resources has necessitated the choice of activities directed towards the development of national capacities and related resources in terms of training of personnel and development of training facilities in human settlements and promotion of co-operation among countries based on exchange of expertise, experience and information. Studies on the socio-cultural aspects which determine and influence solutions to specific basic problems of land-use and ownership in urban or rural social environment in the various African countries and on the successful practices or possibilities of public participation for adoption in other countries may provide a solution to lessen the developmental burden and responsibilities of the Governments and to bring about greater involvement of individuals and the community. For bestowing unified attention to the problems of human settlements development and to the formulation, implementation and monitoring of programmes which are intended to be the solution to the problems, a 'nodal mechanism' within the governmental planning apparatus is necessary. Each government should develop and instal such a nodal mechanism, if necessary with the technical assistance of the Economic Commission for Africa.

19. The human settlements policies should provide focal thrust to human settlements development as a whole by promoting it as an integral feature of the national development process, by ensuring that the programmes and activities which are designed take care of the inter-linkages, and by encouraging public participation in the activities. They should lead to practical guidelines for urbanization and improved availability and efficient use of land; institutionally - organized housing programmes and related infrastructure, especially for the economically weaker sections of the society, the homeless, refugees and displaced persons; institutionally - organized technical assistance to improve the quality of rural housing and related infrastructure; development of a professional cadre of human settlements planners and technicians; and institutionalized incentives to boost building activity (for example: building finance on low interest rate, tax benefits, helpful building codes and regulations, incentives for educational/training/employment programmes, easy availability of building materials and construction services at reasonable cost etc.).

20. In the context of above approach, the following actions by African governments during the biennium are suggested:

- Formulation of a comprehensive national human settlements policy and its incorporation in the next national plan. The policy should specify the priorities of development, the kind of actions to be taken and the agency responsibilities for the formulation, co-ordination and implementation of the actions. It should declare clearly the nature of assistance which can be expected from the government. The policy should be subject to a review automatically in the context of each succeeding national plan for amendment and improvement.

- Creation of a national multi-disciplinary 'nodal mechanism' which would function as a focal point for human settlements development matters and provide requisite technical services to the government for the formulation and implementation of physical planning policies and programmes in close relationship with the national policies and programmes for the development of the social and economic sectors.

(ii) Human settlements planning and programming

21. To assist African countries in improving their capacities, methodologies and institutional machineries for human settlements development planning and programming as an integral exercise of socio-economic planning, the following activities are suggested for the biennium 1984-1985:

- Studies on existing spatial planning methodologies; preparation of a model of improved methodology and the means of its implementation; evaluation of the proposal by African governments in a regional experts group meeting with a view to designing regional policies and programmes and providing assistance to national endeavours for their adoption and implementation;

- Preparation of a manual which will serve as guidelines for African governments for designing and adopting their own new spatial planning methodologies and machineries, based on the model.

22. It is further suggested that the two activities proposed in paragraph 21, should be undertaken by the Economic Commission for Africa, in light of resolution 4(I) of the last meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment.

B. Efficient Resource Development and Utilization

23. Policies and programmes, however relevant, are of little use without effective means of their implementation. Many well-conceived and crucial programmes in African countries have suffered on this account. Efficient resource development and utilization - in terms of Money, Manpower and Materials - is important not only because of this aspect but also because it can be instrumental in efficient management of the cost of human settlements programmes and activities. The major problems in human settlements development at present can be attributed to a critical shortage of these three resources and the need to improve the efficiency of utilization. There is also a need for meaningful public participation in human settlements development activities to supplement and reinforce government efforts and reduce the burden of government's direct responsibilities on this account.

24. In the above context, the Joint Intergovernmental Regional Committee on Human Settlements and Environment has already considered the need for development/improvement of human settlements personnel training facilities, adoption of new innovative methodologies for mobilizing housing finance and the continuation of the assistance being provided to African countries for their development of building materials and construction industries under the regional programme designed and executed by the Economic Commission for Africa. Attention to these three areas has a long-term validity.

(i) Human settlements personnel training

25. By resolution 4 (I) of its last meeting, the Joint Intergovernmental Committee on Human Settlements and Environment has urged, inter-alia, the governments and the Economic Commission for Africa to give priority to the training of all categories and cadres of manpower in the field of human settlements and environment and ensure optimum utilization of existing facilities in this regard. 4/ The Economic Commission for Africa has accordingly convened an Experts' group meeting on regional human settlements training facilities and mechanisms (from 1-4 November 1983 at Addis Ababa) in order to appraise the suitability of existing training facilities and mechanisms to current needs and to formulate policies and guidelines for the organization of supporting training facilities and programmes at regional level. The consensus of the deliberations of the Experts' Group was that training facilities in the African region in the field of human settlements were inadequate and need to be expanded; training and information programmes need to be tuned with research and development programmes; curriculum development and training of trainers should keep pace the structural changes in technology, management, economic and social concepts concerning human settlements; there should be close co-operation among the various training institutions; the training programmes should be designed to cover professional and para-professionals (architects, engineers, economists, sociologists, etc.) besides planners and academicians, middle and lower level construction manpower, development of urban and rural systems for low-cost sanitation and waste disposal. The Experts' group has made recommendations for actions concerning the various issues.

26. Based on these proposals, the following activities in respect of human settlements training are suggested for the biennium 1984-1985:

- Compilation by ECA of a Directory on the existing and planned human settlements training institutions in Africa, indicating the training and research programmes they offer;

- Studies to improve the existing training programmes and mechanisms at national, subregional and regional level and to plan new ones in the context of the changing needs of human settlements development;

- Review the curriculum of the training of urban and regional planners and make proposals with a view to make them more problem-oriented and to accommodate concepts of inter-disciplinary planning approach;

- Formulation of a comprehensive long-term programme (well aligned with the long-term regional planning which has been recommended separately) for training of various categories of human settlements personnel, outlining the national, subregional and regional components and the modalities of co-operation among the training institutions within Africa and between them and the institutions outside Africa;

- Preparation and promotion of schemes for the strengthening of existing training facilities and for their possible collective utilization.

4/ ECA document E/ECA/HUS/ENV/1.

(ii) Human Settlements development financing

27. In the years ahead, the dimensions of human settlements development (including the crucial aspects of integrated rural development, urban and rural infrastructure related to human settlements, proper settlement of refugees and displaced persons, provision of shelter for the homeless, training of manpower for human settlements planning and for construction services) will demand commitment of resources far beyond the needs of housing finance only. Ways and means will have to be found for mobilizing resources for "Human Settlements Development Financing" to cover, as much as possible, all sections of population and activities related to their needs in a phased programme spread over several years. National efforts for mobilizing the resources will not be adequate. Truly, an international effort and assistance will be required, both in financial and technical terms. The Experts' group meeting on human settlements training facilities and mechanisms referred to in paragraph 25 has also cited finance as a crucial area for human settlements development.

28. The following activities in regard to human settlements development financing are suggested for the biennium 1984-1985:

- Consultations among countries and intergovernmental/international organizations, in particular Shelter Afrique, for promoting a comprehensive long-term scheme for human settlements development financing;

- Preparation of the scheme, outlining its scope, modalities of administration and the national, subregional, regional and international components, for the consideration of the governments and intergovernmental/international organizations;

- Designing the assistance to be provided to the governments for the formulation and adoption of policies and actions to support the operation of the scheme.

(iii) Building materials and construction industries development

29. As past experience has shown, the building materials and construction industries development is a crucial element of human settlement development. The development programme undertaken by the Economic Commission for Africa as well as those undertaken by the governments themselves have produced encouraging results. The next phase of activities in this field according to the guidelines indicated in resolution 5(I) of the last meeting of the Intergovernmental Committee should concentrate on promoting decentralization and diversification of the building materials industry; progressive indigenization of the construction services; development, demonstration and adoption of appropriate technologies; entrepreneurship development; training and upgrading of skills; standardization of materials and construction practices; and equally importantly, ways and means of achieving cost reduction in construction and building materials production. The Experts' Group meeting on human settlements training facilities and mechanisms has also recommended training of construction manpower.

30. Based on above guidelines, the following activities are suggested for the biennium 1984-1985:

- Compilation of a Directory on existing/planned production of essential building materials in African countries;

- Promotion of pilot plants/demonstration projects for popularizing the scope for decentralization and diversification of building materials production based on local materials; these projects will also have their related training programmes;

- Promotion of subregional co-operation, facilities and programmes for building materials and construction technology development;

- Establishment of a regional network of information services on building materials and construction industries, with national and subregional linkages;

- Pilot project studies for the reformulation of building codes and regulation to suit the changing needs of the African region; evaluation of its results and promoting the adoption of the reformulated codes and regulations by governments;

- Organizing training programmes for improving the technical and managerial capacity of indigenous contractors; and vocational training programmes for construction manpower;

- Formulation of guidelines for promoting cost reduction in construction.

(iv) Public participation in human settlements development

- Compilation and dissemination of information on the existing/planned systems of public participation in human settlements development in African countries, their experiences and future needs;

- Formulation of guidelines on improving the system.

C. Preparations for the International Year of Shelter for the Homeless

31. By its resolution 36/71 (December 1981), the United Nations General Assembly has declared the Year 1987 as the International Year of Shelter for the Homeless and has designated the United Nations Centre for Human Settlements as the lead agency for co-ordinating the relevant programmes and activities. 5/ Other bodies of the United Nations system have been requested to collaborate and make special efforts during the period 1983-1987 towards the achievement of the goals of the International Year. A document 6/ on this subject outlining the proposals of the Economic Commission for

5/ Resolution 37/221 adopted by UN General Assembly.

6/ ECA document E/ECA/HUS/7.

Africa is separately submitted for the consideration of the Second meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment. These proposals relate to the issues concerning the African region which will require attention in the context of the global programme for the International Year.

32. For the biennium 1984-1985, the following activities based on above-mentioned ECA proposals are suggested:

- Declaration of a special policy by governments regarding specific housing programmes and related infrastructure facilities;
- National legislation for state acquisition and development of un-owned un-used land for building shelter for the homeless;
- Assistance in the preparation of national master-plan for building shelter and providing related services;
- Preparation of a scheme for providing occupational training to the homeless in techniques of home-building and local production of low-cost building materials.

These steps would set the stage for organizing concrete actions in the next phase towards the International Year of Shelter for the homeless.

IV. RESOURCE SUPPORT FOR ACTIVITIES

33. The implementation of the activities suggested in the earlier paragraphs will call for special efforts and commitment of additional resources including a programme of technical assistance to the countries by the Economic Commission for Africa, other United Nations bodies, international organizations and bilateral donors.

34. Assistance in a very large measure from the Economic Commission for Africa will be required for the activities including the co-ordination of inputs from other organizations. Inadequate financial resources has been the single major bottleneck to the implementation of some of the earlier decisions of the Joint Intergovernmental Regional Committee on Human Settlements and Environment. This situation will further deteriorate during 1984-1985 because of the termination of the UNDP funding for the ECA Building Materials and Construction Industries Development Programme, the depletion of bilateral assistance for this programme, and inadequate pledging by member States to meet the needs of human settlements activities at the last pledging Conference which took place in April/May 1983 at Addis Ababa.

35. The second meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment - which is the supreme body for human settlements development matters concerning the African region - is therefore an occasion for serious introspection for organizing required resources for the implementation of the perspective activities for the biennium 1984-1985, in the field of human settlements by the Human Settlements Section of ECA. It is necessary for the Committee to address itself specially to finding the ways and means of implementation of its decisions.

V. CONCLUSION

36. On review, it is evident that, despite the measures taken by the countries, the net situation of human settlements development in the African region continues to be unsatisfactory in respect of integrated planning, implementation and institutional machinery. The past approach of disjointed development of the various facets of human settlements must be replaced by a system of co-ordinated development so that all the inter-linkages receive synchronized attention through concerted actions.

37. The biennium 1984-1985 should be adopted as a period for launching new policy thrust by all African governments and for initiating a new set of developmental programmes and actions and also, at regional level, to assist in implementation. This biennium should be utilized as an opportunity to take stock of existing policies and programmes, past experience and long-term future needs and to formulate a comprehensive special national policy on human settlements development covering the main issues elaborated in this document and other special issues of local priority. The policy must clearly outline the government's commitments of assistance towards its implementation. More importantly, the elements of the policy must be effectively incorporated in the next national plans of the countries. Such a step would have a far-reaching impact internally and externally. Precise, concrete and resource-oriented programmes with good chance of implementation and effective public participation would emerge. The planning methodologies and implementation capacities would be improved. In particular, the application of systematic spatial planning methodologies in human settlements development based on experiemental pilot - projects must receive priority attention.

38. The key development issues will continue to be Money, Manpower and Materials. On a long-term perspective, the creation of a human settlements development financing arrangement which is not restricted to or against specific aspects of human settlements development but is really in the nature of an "Umbrella financing" will be necessary. Training facilities and programmes for human settlements planners and technicians must also receive priority attention on the basis of a collective initiative on the part of the governments. It is equally important to find ways and means of continuing the on-going ECA regional programme for the development of the building materials and construction industries (beyond its term ending in April 1984) with a new thrust on promoting a strong base of local building materials industry and construction services, technology development programmes and facilities, skills training and the reformulation of building codes and regulations.

39. This biennium must also focus, as a special programme, on initiating preparatory actions on the African component of the proposed International Year 7/ of Shelter for the homeless.

7/ Year 1987.